

PROJECT NO. R2005-04132-(2)
CONDITIONAL USE PERMIT NO. 200600074-(2)
PETITIONER: VIRIDIANA GARCIA
4315 E. COMPTON BOULEVARD, EAST COMPTON
E. COMPTON ZONED DISTRICT

Synopsis:

The applicant, Noe Hernandez, is requesting a Conditional Use Permit to authorize the construction, use, and maintenance of a new, 1,845-square foot single-family residence on a 2,500-square foot substandard-sized vacant lot located at 4315 E. Compton Boulevard in the C-3 (Unlimited Commercial) zone.

This matter was heard by the Regional Planning Commission on February 14, 2007. While the Commission recognized that there is a need for housing, the proposed project as designed would be undesirable, since inadequate number of bathrooms is provided in relation to the number of the proposed bedrooms, and the proposed family rooms could be easily converted to additional bedrooms. The Commission indicated that the project being located on a busy street, together with a lack of ample play area, might not be a safe environment for children. The Commission also discussed that a single-family dwelling use on this substandard-sized parcel in the C-3 zone would not be compatible with the existing land use pattern of the neighborhood, and the property should be reserved for a future commercial or mixed-use project.

There being no further testimony, the Regional Planning Commission voted (5-0) to close the public hearing, indicated its intent to deny the Conditional Use Permit and directed staff to prepare findings for denial of the project. The Commission denied the project on March 7, 2007.

Staff Recommendation:

That the Board of Supervisors:

Indicate its intent to Uphold the Denial of Project No. R2005-04132-(2) and Conditional Use Permit Case T200600074-(2) as recommended by the Regional Planning Commission.

Instruct County Counsel to prepare the necessary findings to Uphold the Denial of Project No. R2005-04132-(2) and Conditional Use Permit Case T200600074-(2).